

Coalition for a Planned Reston

*A voluntary group of residents from the Reston Citizens Association,
Reclaim Reston, and Reston 20/20*

February 5, 2018

Ms. Catherine M. Hudgins
Hunter Mill District Supervisor
Fairfax County Board of Supervisors
12000 Bowman Towne Drive
Reston, VA 20190

Re: Reston PRC District Residential Density Zoning Ordinance Amendment

Dear Supervisor Hudgins:

Thank you again for organizing and participating in the community meeting held at South Lakes High School last October 23rd on the proposed changes to Reston's population density. The information provided by County officials and the ensuing discussions were informative and useful for the community. Likewise, we believe the County officials you were kind enough to invite came away from this event with a better understanding of the concerns and strongly held reservations of the hundreds of citizens who attended.

Toward the end of the discussion, you volunteered to review and assess recommendations to amend or update the Reston Master Plan. We very much appreciated this offer, which is fully in accord with our common goal of preserving the Reston ideal while allowing for future development.

We also appreciated your willingness to meet with members of the Coalition for a Planned Reston and the Reston Association on January 24 to commence discussions of possible areas of amendment of the Reston Master Plan, and our request for additional dialogue before moving forward with the zoning amendment process.

Over the past several months the organizations comprising the Coalition for a Planned Reston have consulted widely in the community and with legal experts and planning and zoning professionals. We have identified a number of areas where the Reston Master Plan can be amended to better serve our community. We have attached our findings and ask that you instruct the appropriate County officials to meet with us to review them.

We believe these amendments allow for the continued growth of Reston, while preserving the uniqueness of our community and ensuring future generations will be able to Live, Work, and Play in a healthy and beautiful environment. These amendments obviate the need to increase the density of Reston's Planned Residential Community area. As such, we once again ask that you defer any further action on the PRC until this review is completed and cancel the planned vote on March 6th.

The areas we address include:

- Affordable Housing;
- Land Use and Residential Land Use Categories;
- Guidelines for Village Center Redevelopment;
- Implementation—Monitoring, Regulation, Partnerships, and Phasing;
- Phasing Transportation and Public Facilities Development;
- Parks, Recreation, and Cultural Facilities;
- Reston Neighborhoods; and
- Mapped Road Across Hidden Creek Country Club.

Please let us know if you have any questions or comments.

Sincerely,

Coalition for a Planned Reston

Attachment

Cc: Chairman Sharon Bulova

Proposed Amendments to the Reston Master Plan

Prepared by the Coalition for a Planned Reston

January 31, 2018

The Coalition for a Planned Reston (CPR) hereby proposes specific amendments to the Reston Master Plan to reflect the sense of the Reston community that the amended Reston Master Plan in its current form is deficient in its essential purpose: to guide thoughtful, planned growth and re-development in Reston consistent with the Vision and Planning Principles of the Reston Master Plan.

In the following pages, CPR identifies several areas for change in the Reston Master Plan and provides specific language that remedies key deficiencies. In so doing the amendments eliminate the need to increase the Reston Planned Residential Community (PRC) zoning density. The topic areas for proposed changes are:

- Affordable Housing
- Land Use and Residential Land Use Categories
- Guidelines for Village Center Redevelopment
- Implementation—Monitoring, Regulation, Partnerships, and Phasing
- Phasing Transportation and Public Facilities Development
- Parks, Recreation, and Cultural Facilities
- Reston Neighborhoods
- Mapped Road Across Hidden Creek Country Club

For each of these topic areas, we identify specific objectives we are seeking to achieve in amending that topic within the plan. We then provide specific language to facilitate the achievement of the objective in a manner consistent with the Vision and Planning Principles of the Reston Master Plan. As we recognize the significant efforts undertaken for the Tyson's Master Plan and the administrative efficiency to be gained by maintaining consistency among the plans if reasonable to do so, much of this language derives from language approved in the Tysons Comprehensive Plan as approved by the Board of Supervisors.

This is done in the following manner:

- Our specific proposed additions to Reston plan language are printed in RED.
- ~~Our specific proposed deletions to Reston plan language are indicated by a STRIKETHROUGH.~~
- Where we use Tysons plan language, the text is printed in GREEN.

Affordable Housing

Key Objectives:

- *Make sure that 20% of all new Reston housing is affordable/workforce housing.*
- *Assure that ADU/WFUs called for are built in Reston.*
- *Create a Reston housing trust to facilitate financing of ADU/WFU development in Reston.*

Reston has lake front homes with private docks, homes within steps of golf courses, suburban style neighborhoods with curvilinear streets, cubist styled townhomes amidst heavily forested areas, high-rise multi-family in Lake Anne and the Reston Town Center, and multi-family communities of various sizes located throughout Reston. Residential developments designed by noted architects such as Charles Goodman, Chloethiel Smith, Louis E. Sauer, and James Rossant are present within the diverse housing landscape of Reston.

Housing Affordability

As Reston continues to attract new residents, there is likely to be continued upward pressure on housing prices. As prices increase, the number of families who pay more than 30 percent of their income for housing may increase³. An ample supply of affordable and permanent supportive housing that provides the opportunity to preserve an economically diverse community will be essential for continuing to fulfill the Vision of Reston.

Reston currently has assisted housing units as highlighted in Figure 3 of the Upper Potomac Planning District Overview, but to ensure the continued provision of affordable housing, future development should meet county policies on affordable housing. Specifically, the Fairfax County Comprehensive Plan provides guidance within the Land Use and Housing Sections of the Policy Plan that emphasize the expectations of increased affordable housing opportunities in conjunction with redevelopment of existing residential neighborhoods, revitalization areas, and development of high-density mixed-use projects.

~~Opportunities to include micro apartments, residential studio units, and workforce housing within development should be pursued along with cost-saving construction techniques for affordable housing.⁴ Incentives should be used to sustain and grow the amount of available affordable housing.~~

~~All new development or redevelopment projects should contribute toward the creation of affordable housing as described below:~~

- ~~• Development proposals with a residential component should meet the provisions of the Affordable Dwelling Unit Ordinance (ADU), when applicable, and the Workforce Housing Policy.~~
- ~~• Proposals that include residential use in the Village Centers should meet the provisions of the county's Workforce Housing Policy.~~

³ US Department of Housing and Urban Development states that families who pay more than 30 percent of their income for housing are considered cost burdened and may have difficulty affording necessities such as food, clothing, transportation and medical care.

⁴ The U.S. Department of Housing and Urban Development's Joint Venture for Affordable Housing (JVAH) program offers detailed information for builders who want to incorporate affordable housing techniques into land planning, development, and house and lot designs.

- ~~Proposals within the Transit Station Areas (TSA) should contribute towards affordable and workforce housing as described in the TSA Area-wide Recommendations.~~

A critical ~~aspect of the vision~~ Reston planning principle is to provide housing choices for all ages and ensure that a population with a variety of income levels has the ability to live in Tysons Reston. The Policy Plan states that affordable housing should be located close to employment opportunities and should be a vital element in high density and mixed use development projects. A specific objective in the Policy Plan is to encourage maximum affordable and workforce housing in Tysons Reston consistent with County affordable housing policies. Affordable housing may include Affordable Dwelling Units (ADUs) required pursuant to the Zoning Ordinance and Workforce Dwelling Units (WDUs) administered consistent with the Board's administrative policy guidelines for such units, or other such price controlled units that the Board deems to meet the intent of these provisions.

All projects with a residential component that seek to utilize the redevelopment option in the District Recommendations should provide 20% affordable and workforce dwelling units. These projects are allowed a 20% residential floor area bonus and flexibility in how and where Workforce Dwelling Units can be provided within Tysons Reston.

~~Because development proposals within 1/4 mile of the Metro stations are not subject to a maximum intensity, the FAR proposed for rezoning applications in these areas is considered to include the bonus floor area allowed for meeting the affordable and workforce housing expectations.~~

For Affordable Dwelling Units (ADUs), the provisions of Part 8 of Article 2 of the Fairfax County Zoning Ordinance shall apply, unless the dwelling units proposed in the development are specifically exempted from compliance with the ADU Program.

For Workforce Dwelling Units (WDUs), the following housing conditions and the guidelines in the Housing section of the Policy Plan (except as modified below) apply to any residential development built under the redevelopment option, regardless of whether or not the development elects to utilize the available bonus density.

- 20% of the residential units in new developments should be affordable to households with incomes ranging from 50 up to 120% of AMI (Area Median Income), as set forth in Table 1A. Within 1/4 mile of the Metro stations, the 20% applies to the total number of dwelling units to be constructed in the proposed development. Beyond 1/4 mile of the Metro stations, any units created with bonus floor area should be excluded from the 20% WDU calculation. In a development that is required to provide ADUs, the ADUs and ADU bonus units may be deducted from the total number of dwelling units on which the WDU calculation is based.

For WDUs associated with high-rise condominiums, the income tiers may be adjusted to three (3) income tiers as follows: one-third up to 70% AMI, one-third at 71 to 80% AMI, and one-third at 81 to 100% AMI, as set forth in "Table 1B: Income Tiers for Workforce Dwelling Units in High-rise Condominiums." In addition, if the applicant provides all of the for-sale workforce housing units onsite, the percentage of WDUs should be reduced from 20% to 14%. If the units are provided as new construction for-sale units but are transferred to another property offsite in Tysons Reston, the percentage to be provided should be 16%. If rental workforce housing units are provided onsite or offsite in Tysons Reston in lieu of the for-sale units, the percentage of rental units to be provided should be 20% and follow the income tiers outlined in Table 1A.

To account for market conditions such as increases in interest rates that may affect the published Workforce Dwelling Unit Pricing for High-rise Condominium Buildings approved by the County Executive on January 16, 2015 or as amended, the income tiers may be adjusted upward 5% (i.e. 70% to 75%, 80% to 85%, and 100 to 105%) at the time of delivery as may be approved by the Department of Housing and Community Development and the County Executive.

If required by the Zoning Ordinance, ADUs may be counted toward the 20% affordable housing objective identified in the previous bulleted item, above. Any such ADUs could be used to satisfy the lower income tiers identified in Tables 1A and 1B for WDUs.

Table 1A
Income Tiers for Workforce Dwelling Units
(except for high-rise condominiums)

101-120% of AMI	5% of total units
81-100% of AMI	5% of total units
71-80% of AMI	5% of total units
61-70% of AMI	3% of total units
< 50-60% of AMI	2% of total units

Table 1B
Income Tiers for Workforce Dwelling Units in High-rise Condominiums

Income Tiers	14% - For Sale Units Onsite	16% - For Sale Units Offsite in Tysons
81-100% of AMI	4.67% of total units	5.33% of total units
71 - 80% of AMI	4.67% of total units	5.33% of total units
< 70% of AMI	4.67% of total units	5.33% of total units

❑ A maximum 20% increase in residential floor area is allowed for achieving the workforce housing objective. In mixed use developments, some of this increase in floor area may be used for commercial purposes. The percentage of nonresidential and residential bonus floor area should be similar to the project's overall land use mix. ~~In order to provide more flexibility with the bonus, the Policy Plan's size restrictions on bonus market rate units do not apply within Tysons.~~

❑ The WDUs provided should have a similar mix in the number of bedrooms as the market rate units. The minimum unit size of WDUs should be consistent with the Policy Plan.

❑ WDUs should be price controlled as set forth in the Board of Supervisors' Tysons Corner Urban Center Workforce Dwelling Unit Administrative Policy Guidelines, adopted June 22, 2010, or as may be amended.

❑ ~~WDUs are preferred to~~ **should** be provided on-site. However, developers may aggregate land for workforce housing off-site and/or transfer to others the responsibility for creating such units in building structures where the advantages of financing and operating affordable and workforce housing can be realized. Units provided in this manner should be located within ~~Tysons~~ **Reston**, should be in general conformance with the applicable land use, intensity, public facility and urban design objectives, and should include all of the income tiers set forth in Tables 1A and 1B.

❑ Efforts should be made to preserve market rate housing units **in Reston** that are affordable to households earning below 120% of AMI. Land owners may meet their affordable housing objective by purchasing existing units and preserving their affordability as set forth in the ~~Board of Supervisors' Tysons Corner Urban Center Workforce Dwelling Unit Administrative Policy Guidelines, adopted June 22, 2010 or as may be amended~~ **County workforce housing policy guidance**. Redevelopment of existing housing units should satisfy Objective 11 in the Land Use section of the Policy Plan, including increased affordable housing opportunities and positive impacts on the environment, public facilities and transportation systems.

❑ The WDUs should be provided concurrently with market rate units. ~~or with some form of surety that they will be built.~~

❑ A **Reston** housing trust fund will be established and used to create Affordable and Workforce housing opportunities in ~~Tysons~~ **Reston**.

❑ Cash contributions in lieu of providing WDUs are not desired. However, in the rare event that a payment in lieu of affordable units is considered, this payment should be ~~3%~~ **10%** of the total contract sales price for each market rate unit within the building that is subject to the WDU policy, payable at the time of settlement to ~~the Tysons~~ **a Reston** Housing Trust Fund. ~~Any combination of units and cash contribution may be considered~~

~~provided that the combination of WDUs and monetary contribution is proportional to the overall requirement.~~ The applicant must coordinate with ~~both~~ the Reston Planning and Zoning Committee, the Department of Housing and Community Development and the Department of Planning and Zoning for implementation.

☐ Programs that capitalize on either the development of housing or on the incomes of households, such as low income housing tax credits, tax-exempt housing bonds, tax increment financing, tax abatement, or a county housing fund, should be considered.

☐ Flexibility in the total number of WDUs provided may be considered for projects that meet additional housing needs that have been identified by the county. Examples include providing a higher proportion of units in the lowest income tiers or providing units with more bedrooms than would otherwise be expected. Such proposals should be evaluated on a case-by-case basis.

☐ Creative strategies for achieving housing objectives should be considered. These could include a system similar to wetlands banking in which a developer builds additional affordable and workforce dwelling units and the credit for providing the units is sold to another developer who has an obligation to provide affordable housing. Another strategy could be to incorporate units into public buildings. Facilities for populations with special needs, including those who are homeless, should also be considered. All these alternative facilities should be constructed within Reston.

A housing trust fund will be used to create affordable and workforce housing opportunities in Tysons Reston. Nonresidential development throughout Tysons Reston should contribute a minimum of \$3.00 per nonresidential square foot (adjusted annually based on the Consumer Price Index) or at least \$0.25 per nonresidential square foot over a period of time to be determined at the time of rezoning approval. Such developments may provide an equivalent contribution of land or affordable units in lieu of a cash contribution. Nonresidential contributions could also be used to fund affordable housing opportunities in Tysons Reston through a partnership. If nonresidential floor area is achieved through a bonus for providing affordable and workforce dwelling units, the bonus floor area should not be included when calculating the contribution amount. Ground level retail located in office, hotel, and residential buildings should also not be included when calculating the contribution amount.

The provision of workforce housing should be viewed as a collective responsibility that will directly benefit employers in Tysons Reston. New office, retail, and hotel developments will benefit from having a range of affordable housing opportunities within a short commuting distance of the jobs in Tysons Reston.

(Excerpted from pp. 34-37 of the Tysons Plan)

Senior Housing

The Vision and Planning Principles of Reston promote increasing the amount of senior housing available to provide an opportunity for residents to age in place. The Land Use element of the Policy Plan also emphasizes the importance of locating senior housing within a short walking distance of community services, and public transportation. Infill development, new development and especially redevelopment within Village Centers and the TSAs should strive to ensure opportunities are provided for adequate senior housing designed to suit a range of age, income and health needs. Incentives should be used to sustain and grow the amount of available senior housing.

Universally Designed Housing

As baby boomers age and life expectancy continues to increase, the county and Reston will continue to experience an increased need for housing to accommodate the physically disabled and handicapped. In furtherance of countywide policies and the Reston Vision, proposals should increase the supply of townhouse and multifamily housing designed to accommodate these populations through the application of universal design. If incorporated into building designs, additional costs will be minimal, while community benefits will be substantial.

Development and redevelopment proposals with a residential component should commit to providing units designed specifically for these populations.

- Proposals located closer to transit and services and their associated higher development intensities (e.g. Village Centers and TSAs) should provide more units.
- The units may be either market rate or affordable.

.....END

Land Use Designations and Residential Land Use Categories

Key Objectives:

- *Delete unlimited density potential of high-density development.*
- *Lower density for all categories to a reasonable level.*
- *Set maximum overall Reston population density at 120,000.*

Land Use Designations

The Reston Land Use map assigns land use designations to areas within Reston and parts of the Herndon Transit Station Area. The land use designation colors and patterns communicate what future development focus is intended for that area. The land use designations respect both the current conditions of development within Reston and the opportunities that exist in each area.

In the context of land use planning, the amount of residential development within a given area is called density. Density categories are expressed in DU/AC (dwelling unit per acre).

This section contains definitions of the land use designations for the neighborhoods and other areas outside of the Transit Station Areas (TSAs). The designations for the areas within the TSAs are located in the TSA section of this Plan. In the neighborhoods, the Reston Land Use map diversifies the residential categories by defining each residential category by residential dwelling type.

In addition, mixed-use categories are added to communicate opportunities for the blending of residential, office, and retail uses within a single development or groupings of developments. Mixed-use categories are located within the Village Centers, Reston Town Center, and Reston TSAs. Lastly, some parcels that were excluded from the 1989 Land Use map but have developed functionally as part of Reston are now included in the Reston Land Use map.

Reston's neighborhoods, mixed-use and commercial areas, open space and natural areas, ~~having been built out as are all intended to be~~ a part of a planned residential community, ~~were designed to function~~ing in an interrelated way. To achieve continued well-balanced growth of Reston's population, a community-wide population cap of 120,000 people, including those living in affordable housing (ADU/WDU), is the goal for this plan. This will:

- Enable population growth to reach its realistic potential over the next 40 years, roughly doubling the community's current population;
- Allow Reston's infrastructure to keep pace with population and employment growth; and
- Facilitate the sustainment of Reston's leadership as a premier planned residential community featuring a high quality of life consistent with its vision and planning principles.

The land use categories help facilitate this relationship. Thoughtful application of land use ensures that redevelopment is carefully considered to ensure the successful integration of new development into the existing fabric of the planned community.

Residential

Residential neighborhoods are the foundation of Reston. These areas are planned for residential uses, including single-family and multi-family housing.

The Reston Land Use map includes ~~six~~ **five** categories of residential land uses:

- Low-density Single-family (.1-5 DU/AC) – Typically single-family detached structures that sit on their own lot without sharing any walls with another home or building. Typical lot size is about 1/4 to 1/3 acre; however larger lots up to 3 acres are dispersed throughout the area.
- Medium-density Single-family (6-12 DU/AC) – Typically single-family attached structures containing a common wall like townhomes, rowhomes, and duplexes.
- Low-density Multi-family (13-20 DU/AC) – Typically low-rise structures of one to four stories like garden style apartments or condominiums as well as more contemporary designs.
- Medium-density Multi-family (~~21-50~~ **21-30** DU/AC) – Typically mid-rise structures of ~~five~~ **three** to ~~eight~~ **six** stories with structured parking.
- High-density Multi-family (~~greater than 50~~ **31-60** DU/AC) – Typically high-rise structures **located in Reston's transit station areas** of seven or more stories with underground or below grade structured parking.
- ~~Countywide Comprehensive Land Use categories – This category applies to parcels not designated as Residential Planned Community on the countywide Comprehensive Land Use Plan Map. These parcels are designated solely by density categories expressed in DU/AC (dwelling unit per acre).~~

NEED TO AMEND LAND USE MAP TO REDUCED NUMBER OF CATEGORIES.

GUIDELINES FOR VILLAGE CENTER REDEVELOPMENT

Key Objectives

- *Keep redevelopment to neighborhood-scale.*
- *Keep redevelopment in the mixed-use areas only.*
- *Continue the planned involvement of the community in any redevelopment effort.*
- *Sustain the economic viability of the remaining three village centers.*

Each of the Village Centers consists of a non-residential mixed-use area and adjacent residential uses. The focus of redevelopment should be in the non-residential mixed-use area. For Hunters Woods, North Point, South Lakes and Tall Oaks Village Centers, at such time as the property owners are contemplating redevelopment, they will need to work with the community and Fairfax County to create a detailed plan for the property, as specified below.

In order to establish clear expectations for all residents, landowners and businesses, any proposal for redevelopment of Reston's Village Centers should generally follow the process outlined below. In addition, the proposal should demonstrate achievement of the planning objectives.

(... etc., including current process description ...)

Planning Objectives

Land Use

- The mix of uses should include neighborhood-serving retail and service uses for neighborhood convenience and activation of the area after work hours.
- The mix of uses may also include accessory office use and community uses. Community uses should include public meeting spaces.
- The mix of uses should include residential uses to support the retail and service uses, offer additional housing options, as well as enliven the area.
- Residential uses should provide for a variety of housing types as well as affordable housing. **To sustain the plan focus on neighborhood scale development in village centers, residential redevelopment there should not exceed medium-density multi-family (21-30 DU/AC per amended land use categories) in the mixed-use area while sustaining existing housing in the residential area of the village center.**
- Senior housing is encouraged due to the proximity and convenience of retail and other service uses, as well as transit accessibility.

- Encourage residents to walk to the other uses and linger, through exceptionally integrated design.

Village Center Urban Design Principles

In addition to the Community-wide urban design principles, the following principles apply in the Village Centers.

Focus on a Central Public Plaza

- Highlight the Village Centers as neighborhood scale gathering places, in contrast to the regional scale gathering places in the Town Center or the community scale gathering places in the other TSAs.
- Organize active uses adjacent to and facing the public plaza, providing a strong frame for the plaza.
- Create a space that is flexible and adaptable to different uses, during each season, for groups of varying sizes (e.g., farmers markets, concerts, other programmed events).
- To achieve these desired outcomes, the space devoted to each Village Center public plaza should comprise at least 25% of the total surface acreage of the mixed-use area.

IMPLEMENTATION—MONITORING, REGULATION, PARTNERSHIPS, AND PHASING

Key Objectives:

- Assure that development in Reston is tracked and adjusted to reflect market realities and the availability of infrastructure.
- Rely primarily on the language of the Planned Residential Community (PRC) zoning ordinance to guide Reston's development.
- Assure that the phasing of infrastructure occurs with the availability of new development.

IMPLEMENTATION ENTITY

In order for ~~Reston-Tysons~~ to reach its full potential, a "Keeper of the Vision" should be established to assist in achieving the overarching goals and objectives of the new Comprehensive Plan. The "Keeper of the Vision" should be an implementation entity comprised equally of residents from Reston's suburban areas, residents of its urban areas, landowners, and businesses operating in Reston, established by the Board of Supervisors and charged with working in conjunction with other Reston and Fairfax County agencies entities, landowners, and other stakeholders. This entity should be focused on ensuring that the new Comprehensive Plan, and associated regulations and recommendations, are effective. It will provide an annual report to the Board of Supervisors on progress in implementing the Reston plan, including the status of development and the corresponding timely provision of the needed infrastructure, proposed amendments to the plan reflecting the realities of development in Reston, such as scheduling and funding, and recommendations on how the implementation of the plan might be improved.

REGULATORY FRAMEWORK

The ability to achieve the vision will require that appropriate regulatory mechanisms be modified or created to implement the key land use and transportation elements of the vision. The Zoning Ordinance is the primary tool for implementing the planned mix of uses and intensities. Reston land use is covered by two zoning ordinances:

- The Planned Residential Community (PRC) zoning ordinance that covers Reston's suburban areas as well as more than half of Reston Town Center.
- The Planned Residential Mixed-use (PRM) zoning ordinance that covers Reston's transit station areas, overlapping the PRC in Reston Town Center.

Whenever conflict exists between the two zoning ordinances, the PRC ordinance provides the controlling guidance.

Revisions to regulations or programs to be considered may include:

- Specific urban design guidelines for the TSAs to augment the guidelines contained in the Plan
- ~~Revisions to the development review process, such as providing concurrent processing of rezonings with site plans~~
- Transportation demand management programs
- Acceptance by VDOT of new urban street sections for roadways

- Evaluating and monitoring the performance of the transportation system (i.e., achievement of trip reduction goals)
- Transfer of development rights or similar mechanism
- Public Facilities Manual requirements (e.g., stormwater management)
- Establishment of a tree canopy goal, based on analysis of existing tree cover.

Private Partnerships

Cooperation among landowners will be necessary to obtain land for public facilities, park and open space, and the grid of streets. The result of this cooperation is expected to be private-private partnerships that will insure that new development includes sites for parks and open space; for needed public facilities like stormwater management, schools, fire stations, a public library, for rights-of-way and connections to implement the grid of streets; and for future rights-of-way to implement a bus transit Circulator System. Another byproduct of cooperation among landowners is expected to be consolidation and/or coordinated development plans.

These elements are necessary to the successful evolution of the TOD transit station areas from a suburban environment to a more urban one and it will be incumbent on private property owners to contribute to that success.

Phasing

An evolving phasing plan linking future development to specific improvements will ensure that the desired urban infrastructure and public amenities, as well as transportation infrastructure, will occur as growth within the TSAs occurs. The goal of appropriate phasing is to balance projected development with infrastructure and public facility needs over time. Monitoring the approval of and actual construction of new development will ensure that the phasing plan stays current as needs are addressed and new ones identified.

The new Tysons Reston's redevelopment will unfold incrementally over the next 40 years. Incremental redevelopment must be balanced by having infrastructure in place when needed residents occupy new or redeveloped properties, such as the Circulator System, the new grid of streets, parks and recreational facilities, schools and fire stations to successfully support an increased population in Tysons Reston. Each step of redevelopment in Tysons Reston needs to move in the direction of achieving the vision laid out in the Plan.

The phasing of development is essential to assure the provision of public facilities. A phased strategy to grow, monitor that growth, and adjust the implementation strategy based on experience and performance is crucial to Tysons' Reston's success. The goal of appropriate phasing is to, at all times, maintain a balance of projected development with infrastructure and public facility needs, over time such that adequate infrastructure is in place when residents occupy new or re-developed properties. The Area-wide Land Use, Transportation, and Public Facilities sections provide guidance on phasing that will be applied during the review of development applications.

(Taken from p. 19 of the Tysons Plan)

Phasing Transportation and Public Facilities Development

Key Objectives:

- *Provide reasonably concrete assurance of the concurrent delivery of needed transportation and public facilities infrastructure with development.*
- *Identify processes and methods to achieve the above, including monitoring, scheduling, coordinating, funding, etc.*

Land Use/Transportation Balance

Maintaining a balance between the land uses in Reston, and the supporting transportation system is essential in order to preserve accessibility in and around Reston as development occurs over time. To maintain a balance, the increase in development should be coordinated with the provision of transportation infrastructure and specific programs to reduce vehicle trips.

Within the Reston TSAs, preference should be given to maintaining a high level of service for all modes including transit, vehicles, pedestrians, and bicyclists. To achieve this, consideration should be given to safety and security, direct pathways, topography, and the achievement of a balance between traffic delay and a pedestrian friendly environment. Impact studies should quantify the level of service (LOS) for all applicable modes by applying up-to-date standard techniques. It is the intent of these recommendations to maximize the future use of transit, bicycling and walking in these TSAs and Reston in the future. However, safe and efficient circulation for vehicles will still need to be provided within, through and around the TSAs and Reston.

Major transportation improvements and public facilities can take many years to design, fund, and construct. The sequencing of such public improvements will require close monitoring of approved rezonings, building permits, commuting patterns, demographic trends, and population and employment growth. Actual performance in these areas and other market trends may result in the need for the county to perform additional analyses and make adjustments to the timing of transportation improvements and/or public facilities. In this regard there is a need to monitor achievement of Transportation Demand Management (TDM) goals as indicated in **Table 5-Figure 44: TDM Vehicle Trip Reduction Goals for Commercial and Residential Development.**

Five years after the Silver Line is completed to Dulles International Airport and Loudoun County, the county should assess the following:

- How actual growth compares to the baseline GMU growth forecasts;
- How the pace of growth compares to the provision of transportation infrastructure projects and public facilities;
- Whether the growth anticipated to occur over a five to ten year period is in balance with transportation improvements and public facilities programmed to be completed over the same time period; and

- Whether total development approved through rezonings is in balance with the private and public sector ~~commitments toward achieving~~ **achievements of the** necessary transportation and public facility improvements.

The following strategies are general approaches to achieve a sustainable balance of development with infrastructure and public facilities throughout ~~Tysons~~ **Reston**.

(Excerpted from pp. 30-31 of Tysons Plan)

PUBLIC FACILITIES PHASING

As noted above, virtually all future growth planned in Reston should be focused in the three Transit Station Areas (TSAs) and the Village Centers. During Phase I of the Reston Master Plan Special Study, the projected impacts on public facilities resulting from the planned growth in the TSAs were identified. Providing adequate public facilities to serve that planned growth will require the expansion or modification of existing facilities in some cases and the development of new facilities in other cases. Early efforts should be made by the County, community, and stakeholders to determine exactly what additional facilities may be needed and when based on planned growth. This should include the early identification and acquisition of space needed for those facilities.

Phasing Public Facilities

In ~~Tysons~~ **Reston**, ~~an intensely~~ **a highly** developed area where most of the land is privately owned and already developed, locating new public facilities will be cost-prohibitive if the county has to purchase land to build stand-alone public structures. It will therefore be critical that land for free-standing uses or spaces within buildings for co-located uses is provided within private developments at no cost to the public sector.

While the facilities themselves will be constructed throughout the planning horizon as need arises, it is critical that space for most, if not all, of these facilities be secured as soon as

possible. Therefore, rezoning proposals, through proffers, should commit to provide the necessary land and/or building space to ensure locations are available for the county to construct facilities in concert with the pace of growth.

Commitments to dedicate building space or land for most, if not all, of the public facilities needed by 2050 should be provided as development approvals occur during the first 10 ~~or 20~~ years of Plan implementation.

In addition to facilitating public facility objectives through zoning actions, it may be necessary for landowners throughout ~~Tysons~~ **Reston** to work collaboratively and creatively through partnerships to meet public facility objectives. Detailed plans for the provision of public facilities, including parks and athletic fields, for a district ~~or subdistrict~~ should be in place prior to or concurrent with the first rezoning approval in that district ~~or subdistrict~~. Such plans should enumerate the public facilities needed in that district, the proposed

locations for the facilities, their anticipated year of construction, and the private sector's commitments toward the provision of those facilities. The public facilities plans should be coordinated with the county and land owners within the district ~~or subdistrict~~. The locations of proposed public facilities may be placed on an "official map" as described in the Transportation section.

Public facility and infrastructure analyses should be performed in conjunction with any development application. The results of these analyses should identify needed improvements, the phasing of these improvements with new development, and appropriate measures to mitigate other impacts.

Commitments should be provided for needed improvements and for the mitigation of impacts identified in the public facility and infrastructure analyses, as well as improvements and mitigation measures identified in the Areawide recommendations.

~~Public facilities will be funded from a combination of public and private sources, including Community Development Authorities at the Tysons-wide, district and/or subdistrict levels. Financing strategies are discussed in the Implementation chapter of the Areawide plan text.~~

For development thresholds and estimated timing of needed public facilities, refer to Public Facility Needs and Commitments, Table 8. ***((We need a similar table for Reston.))***

Additional discussion of phasing public facilities and infrastructure can be found in the Areawide Land Use and Transportation recommendations.

((Excerpted from pp. 101-102 of the Tysons Plan))

PARKS, RECREATION AND CULTURAL FACILITIES

Key Objectives:

- *Ensure that Restonians are not crowded out of their existing park facilities and open spaces, public and private, by excessive development unsupported by park development and that the resulting parks are consistent with Reston's commitment to the environment and public safety.*
- *Ensure that Reston park space grows in a manner consistent with the County's policies on park acreage and facilities.*
- *Ensure that landowners and developers are the principal contributors of land and funding for the development of new park facilities.*

Several public, quasi-public, non-profit, and private organizations currently provide park, recreation and cultural facilities and amenities to the Reston area. These include Fairfax County Park Authority (FCPA), Reston Association (RA), Reston Community Center (RCC), Northern Virginia Regional Park Authority (NVRPA), Town of Herndon, YMCA Fairfax County Reston, as well as others. This variety of providers offers a broad range of public benefits but it also requires a continued commitment to collaborative planning and implementation. As growth occurs in Reston and parks, recreation and cultural facilities needs and trends evolve, additional publicly accessible parks, recreation and cultural facilities will be required beyond park and open space areas established in the Reston Master Plan. As redevelopment occurs, these increased needs should be addressed collaboratively through contributions towards and/or provision of publicly-accessible parkland and facilities.

The three primary providers of parks, recreation and cultural amenities in Reston, FCPA, RA and RCC, have worked together to identify park, recreation, and cultural needs in Reston, especially related to the Reston Transit Station Areas (TSAs). These needs, **guided by the County Urban Parks Framework and the Countywide Adopted Service Level Standards for Athletic Fields**, also relate to the overall Reston area and will be further impacted by the development planned outside the TSAs; **however, the parks and recreation facilities owned and operated by RA cannot be used to meet the needs of new TSA residents. With the build out of Reston under the current Reston plan calling for the addition of about 58,000 residents to reach the community cap and 30,000 jobs, about 90 acres of new park space needs to be acquired and developed with dozens of new ballfields, sports courts, playgrounds and other facilities. Facilities and amenities to meet these needs may be provided in the TSAs and/or elsewhere in the broader Reston area. Local-serving facilities such as trails, open space, playgrounds and sport courts should be provided and accessible in close proximity to developments that generate additional need.** The listed amenity types, shown in Figure 14, are representative and not intended to limit the addition of new facility types to support emerging and evolving needs. **This acquisition should be met in a manner consistent with County park policy guidance on acreage, accessibility, and facilities largely through developer proffers of land and money committed to the development or upgrading of park, recreation, and other open spaces in Reston, as well as county investment in new and upgraded parks.**

Figure 14. Core Needs for Reston Park System

NEED DESCRIPTION

Trails Non-motorized connections for recreational and transportation purposes, linking TSA areas with each other and to the rest of Reston community.

Parkland (local) A range of publicly-accessible park types based on the context of the development. For instance, in the TSAs, urban parks are appropriate, including pocket parks, common greens, civic plazas, recreation-focused parks, and linear parks. Some of these urban park types may also be appropriate in Village Centers. Please see the Urban Parks Framework and Parks and Recreation section in the Policy Plan for detailed descriptions of park types and typical amenities.

Playgrounds Includes neighborhood-scale playgrounds as well as one destination playground to serve the entirety of Reston.

Sports courts Multi-use and single-use hard-surfaced courts, incorporated into developments and local parks.

Athletic fields Diamond and rectangle fields for a wide variety of scheduled and unscheduled sport play for all age groups. ~~As appropriate, fields should have synthetic turf and lights to ensure maximum playing capacity.~~ While land for new fields will be needed, capacity-enhancing upgrades, ~~excluding rubber-based synthetic turf and lighting,~~ to existing athletic fields ~~is are~~ also an option for meeting this need. ~~The number of these fields and the land they require should meet the guidelines of the County's Urban Parks Guidelines and the Countywide Adopted Service Level Standards for Park Facilities.~~ In addition to provision of new park and school fields within the TSA corridor, enhancements to and redesign of public park ~~and school and Reston Association~~ fields outside the TSA corridor will be necessary to increase capacity to serve increased athletic field needs in Reston. Development contributions to these improvements are expected to offset growth impacts.

Dog exercise areas and parks Areas of varying sizes for on-leash and off-leash dog walking and exercise. Would include informal exercise areas (on-leash) as well as offleash areas.

Garden of Remembrance and Reflection (outdoor) An outdoor memorial sculpture garden, a special place where one can go to remember and memorialize loved ones.

Public art Incorporated as distinct features as well as part of architecture, public space, and amenities.

Indoor aquatic/fitness facility Large-scale destination facility providing indoor aquatic and fitness recreation, to include family friendly pool with water features, and/or competitive swimming (50 meter) as well as other indoor recreation facility features.

Indoor tennis facility Indoor tennis facility to accommodate recreational and competitive play.

Indoor performance center Performing arts venue that can support large-footprint music and dance organizations. ~~Preferred location is within walking distance of a transit station (e.g., within Reston Town Center near the Reston Town Center Metrorail station.), near other entertainment activity (e.g., dining, retail) with opportunities for shared parking.~~

Redevelopment in the TSAs and Village Centers should incorporate new park spaces ~~by utilizing meeting the~~ guidance from the Urban Parks Framework in the Parks and Recreation section of the Policy Plan (Appendix 2). The Urban Parks Framework was established to guide the creation of park systems in Fairfax County's urbanizing and redevelopment areas and is to be used to guide park development. This framework provides service level standards, design guidelines and a typology of urban park types to guide the creation of urban parks in Fairfax County.

Reston's Parks, Recreation and Open Spaces are shown on the maps below (Figures 16, 17 & 18). The maps are an elaboration of the Reston Land Use Map (Figure 4) displaying the parks, recreation and open spaces as described in the Community-wide Land Use section in more detail. Reston's Park, Recreation and Open Space map distinguishes between Reston Association's parks and open spaces, and other parks, recreation and open spaces in Reston. Public parks, shown in Figure 15, are classified by park, type as described in the Policy Plan, based on the general park service area, size, typical facility types, extent of development, and user experience. Reston public parks and classifications include the following:

Figure 15. Public Parks

<u>Park Name</u>	<u>Classification</u>
Baron Cameron Park	District
Reston North Park	Local
Reston Town Green	Local/Urban
South Lakes Drive Park	Local
Stuart Road Park	Local
W& O D Regional Trail	Regional

Nearby public parks that serve Reston also include Lake Fairfax Park (Countywide Park), Stratton Woods Park (District Park) and Fred Crabtree Park (District Park), formerly named Fox Mill Park.

Prior to developing parkland, the Fairfax County Park Authority initiates a master planning process to determine the appropriate facilities and design for that park. This process involves extensive citizen review and participation. ~~It should also include developers and landowners with the expectation they will offer proffers of cash or land to facilitate the implementation of the resulting plan.~~ Implementation of park master plans is through the County and Park Authority Capital Improvement Program and proffered contributions.

Reston Neighborhoods

Key Objectives

- **Delete** current Reston plan language allowing the dense redevelopment of Saint Johns Wood that is inconsistent with sustaining the stability of Reston's residential neighborhoods and disregards the variety of impacts of its excessive development on infrastructure, the environment, and the neighborhood's quality of life.
- Maintain the integrity of Reston's PRC areas as a planned residential community.

~~5. The St. Johns Wood apartment property [Tax Map 11-4 ((1)) 12] is planned and developed with Low-density Multi-family residential use. As an option, the property may be redeveloped with Medium-density Multi-family residential use under the following conditions:~~

- ~~• Redevelopment should embody an organic, natural design to achieve a built environment that is compatible with the property's wooded setting. This objective should be accomplished by preserving the existing mature tree canopy and natural areas around the perimeter of the property that provide a buffer with the adjacent communities. In addition, redevelopment should maintain, through a combination of tree preservation and tree planting, the same overall amount of natural areas as the existing condition of the property.~~
- ~~• The architecture and massing of development should feature context sensitive design that fits into the natural and architectural character of the surrounding area.~~
- ~~• Pedestrian and bicycle connections to existing trails should be provided to enhance safety and connectivity among the property, immediately surrounding uses, the North Point Village Center, and the larger Reston trail network.~~
 - ~~▪ The streetscape along Reston Parkway should preserve, to the extent possible, the existing wooded buffer and should provide a 10-foot multi-use path rather than be redesigned as an urban sidewalk. The path should be buffered from vehicular traffic, with trees, grasses, and shrubs, to support pedestrian and bicycle users of all ages and experience levels.~~
- ~~• Above-grade structured parking should be wrapped with residential units and/or related amenity spaces (such as a fitness center, business center, community room, or similar amenities) where possible and, where exposed, should be treated with architectural detailing and landscaping.~~
- ~~• The development should include a community gathering space using both hardscape and landscape areas, with a preference for a greater proportion of landscaped open space than hardscape plaza area. To promote gathering, this space should provide plentiful seating, with a combination of stationary and/or movable seating.~~
 - ~~▪ The community gathering space should provide clear pedestrian connections to the North Point Village Center and surrounding areas.~~

Mapped Road Across Hidden Creek Country Club

Key Objective:

- Remove mapped street (see below) between Isaac Newton Square and American Dream Way on Figures 45 and 46 which is outside any transit station area and threatens the preservation of Hidden Creek Country Club golf course.

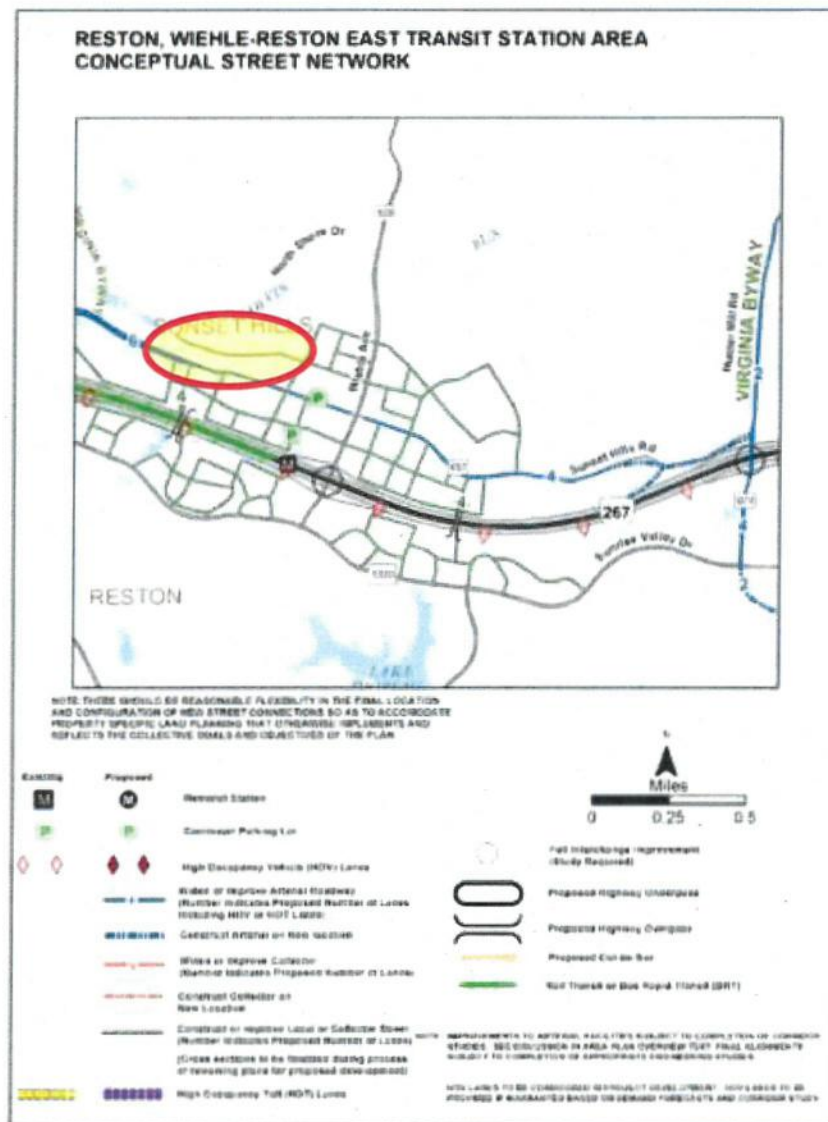
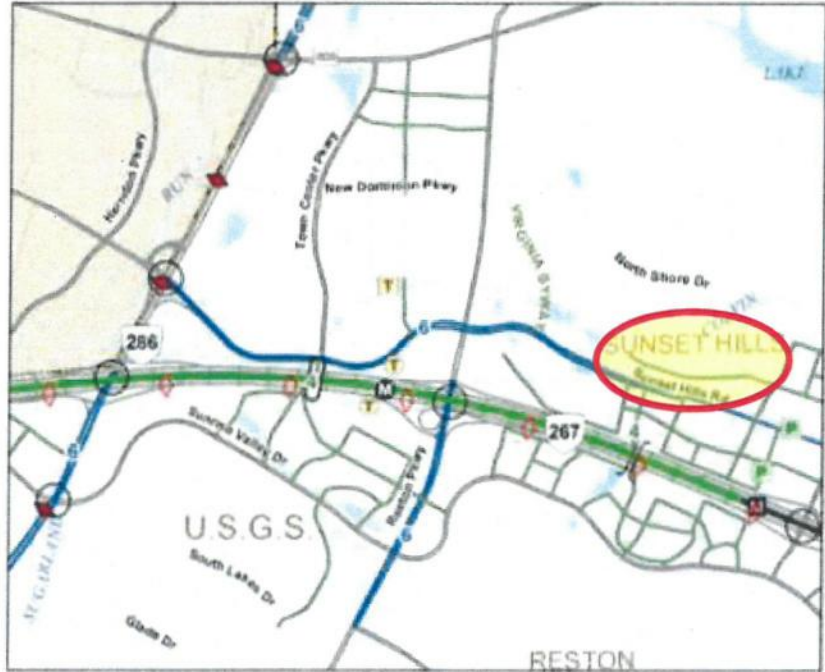
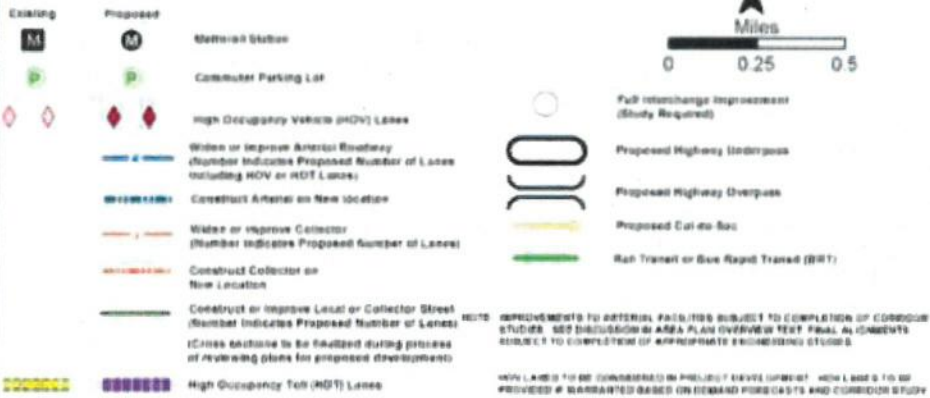


FIGURE 45

RESTON, RESTON TOWN CENTER TRANSIT STATION AREA CONCEPTUAL STREET NETWORK



NOTE: THERE SHOULD BE REASONABLE FLEXIBILITY IN THE FINAL LOCATION AND CONFIGURATION OF NEW STREET CONNECTIONS SO AS TO ACCOMMODATE PROPERTY SPECIFIC LAND PLANNING THAT OTHERWISE IMPLEMENTS AND REFLECTS THE COLLECTIVE GOALS AND OBJECTIVES OF THE PLAN



CONCEPTUAL ENHANCED STREET NETWORK:
RESTON TOWN CENTER TRANSIT STATION AREA

FIGURE 46